



City of Seattle

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Gregory J. Nickels, Mayor

**Department of Design, Construction and Land Use**

D.M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR  
OF THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

**Application Number:** 2206291

**Applicant Name:** Keith Schreiber for South Seattle Community College

**Address of Proposal:** 6770 East Marginal Way South

**SUMMARY OF PROPOSED ACTION**

Master Use Permit for future construction of a 21,731 square foot administrative office and classroom building (South Seattle Community College, Apprenticeship Training Center). Project includes re-striping of surface parking lot for 183 spaces. Three (3) existing structures and one (1) accessory structure to be removed.

The following approval is required:

**SEPA - Environmental Determination** - Chapter 25.05, Seattle Municipal Code.

**SEPA DETERMINATION:**    ☐ Exempt    ☐ DNS    ☐ DNS    ☐ EIS

☒ DNS with conditions.

☐ DNS involving non-exempt grading or demolition or involving another agency with jurisdiction.

\*Early Notice DNS published October 31, 2002

**BACKGROUND DATA**

Site and Vicinity

The project site is virtually a flat lot, comprises a land mass area of approximately 270,058 square feet that fronts on East Marginal Way South in a well established industrial belt just south of South Michigan Street. The site is currently occupied by South Seattle Community College's (Duwamish Branch) Apprenticeship Training Center, and is zoned General Industrial Two, with

an eighty-five foot height limit (IG2 U/85). The development site is also located within the Duwamish Manufacturing/Industrial Center (DU MIC). The site is mapped in the Environmentally Critical Areas (ECA) Folios as having soil conditions prone to liquefaction.

The Apprenticeship Training Center has a mix of permanent buildings and temporary buildings (portables) located adjacent to the property's perimeter which provides a sense of spatial openness at this campus. However, a large hard surface parking lot dominates the interior land area with exception of a few trees and other forms of vegetation scattered throughout. All the buildings are of one and two-story structures that allow full illumination of natural light into the central campus areas throughout the entire day.

Zoning in the immediate vicinity is industrial with the exception of a narrow band of residential use approximately 350 feet to the east of the site's eastern most edge. Immediately to the east of the subject site an Industrial Buffer zone which provides a transition area with less intensive commercial uses. The residential zones (Multifamily Lowrise 2 & Single Family 5000) run north and south, and cut through the middle of this highly active industrial area. Abutting the eastern edge of this residential band is another Industrial Buffer zone which provides protection from an expansive IG2 U/85 zone. To the north and west of the subject site is zoned General Industrial 2. The uses in the vicinity are typical for industrial areas, industrial and office uses with some light manufacturing and wholesale sales supported with small retail, eating and drinking establishments.

East Marginal Way South is a primary arterial corridor moving traffic effectively north and south along the eastside of the Duwamish River to the interstate system. The site and adjacent neighborhoods are served by transit routes 154, 173, and 174 that stop just north of the development site's driveway.

### Proposal

The applicant proposes to build a 21,731 square foot administrative office and classroom building. The proposed one-story structure height would be approximately 32 feet for the vocational shop labs, while the classrooms, offices, and other accessory spaces will be under 14 feet to top of wall plate (as measured from finished grade). The surface parking lot will be reconfigured to accommodate a more efficient use of available space for parking automobiles on the development site. This reconfiguration will have a net decrease in available parking by ten (10) stalls. Additional landscaping is proposed to soften existing and proposed hard surfaces. The existing driveway will be relocated and redesigned to feature a formal entrance with a landscaped berm in the middle to separate exiting and entering traffic along East Marginal Way South. The project includes demolition of four existing structures that include administrative office and classroom spaces. The proposed building would comply with the bulk and height limitations of the Industrial General Zone.

### Public Comment

No comment letters were received during the comment period, which ended on November 13, 2003.

## **ANALYSIS – SEPA**

Environmental resulting in a threshold determination is required pursuant to the Seattle state Environmental Policy Act (SEPA), WAC 197-11 and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05).

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated October 4<sup>th</sup>, 2002. The information in the checklist and the experience of DCLU with review of similar projects forms the basis for this analysis and decision. The project site is classified as an Environmentally Sensitive Area under Standard One that refers to Geologic Hazard Areas – Liquefaction-prone Areas (SMC Section 25.09.100).

The SEPA Overview Policy (SMC 25.05.665 D) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, certain neighborhood plans, and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority.

The Overview Policy states in part: "Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation," subject to some limitations. Under such limitations/circumstances (SMC 225.05.665 D1-7) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

### **Short-term Impacts**

The following temporary or construction-related impacts are expected: decreased air quality due to suspended particulates from construction activities and hydrocarbon emissions from construction vehicles and equipment; increased dust caused by drying mud tracked onto streets during construction activities; increased traffic and demand for parking from construction materials hauling, equipment and personnel; increased noise; and consumption of renewable and non-renewable resources.

Several adopted codes and/or ordinances provide mitigation for some of the identified impacts. The proposal includes excavation of soils for construction. The applicant estimates negligible amounts of excavation to rid the site of unsuitable soils. The Stormwater, Grading and Drainage Control Code regulates site excavation and requires that soil erosion control techniques be initiated for the duration of construction. The ECA ordinance and DR 3-93 and 3-94 regulate development and construction techniques in designated ECA's. The Street Use Ordinance requires watering streets to suppress dust, on-site washing of truck tires, removal of debris, and regulates obstruction of the pedestrian right-of-way. Puget Sound Clean Air Agency regulations require control of fugitive dust to protect air quality. The Building Code provides for construction measures in general. Finally, the Noise Ordinance regulates the time and amount of construction noise that is permitted in the city. Compliance with these applicable codes and ordinances will reduce or eliminate most short-term impacts to the environment and no further conditioning pursuant to SEPA policies is warranted.

Due to the fact that the Duwamish Branch campus is replacing four existing structures with one building and the development proposal is only increasing impervious coverage by one percent (1%) no further mitigation is required. Codes and development regulations applicable to this proposed project will provide sufficient mitigation and no further conditioning or mitigation is warranted pursuant to the SEPA Overview Policy (SMC Section 2.05.665).

#### Long-term Impacts

The following long term or use related impacts, which are often a consideration, do not apply in this instance: increased demand on public services and utilities; increased light and glare; and increased energy consumption. These long-term impacts are not applicable, since the proposal is replacing four existing structures for one building and the student population is not expected to increase significantly, so no adverse impact is anticipated. Additional land use impacts which may result in the long-term are discussed.

#### Archaeology

The SEPA Overview Policy (SMC 25.05.665) and the SEPA Historic Preservation Policy (SMC 25.05.675 H) allows the reviewing agency to mitigate impacts associated with a potentially significant archaeological site. Maps on file at DCLU indicate that the subject site is within 200 feet of the U.S. Government Meander Line. Since the applicant is proposing to excavate and remove unstable soil during construction, pursuant to SEPA and Director's Rule 2-98, conditioning will be required to mitigate adverse impacts to any inadvertently discovered archaeologically significant resource.

#### Traffic and Transportation

The availability and proximity of transit is adequate. The amount of traffic expected to be generated by the proposed replacement of existing structures is not expected to generate additional vehicle trips and therefore, no SEPA mitigation is warranted for traffic impacts.

### **SUMMARY**

The project is anticipated to have modest adverse effects on the environment but the impacts are of a temporary nature. Existing codes and development regulations applicable to this proposed project will provide sufficient mitigation and no additional conditions are warranted pursuant to the SEPA Overview Policy (SMC 25.05.665).

### **DECISION – SEPA**

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).
- [ ] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

**CONDITIONS – SEPA**

*Prior to issuance of permits to demolish, grade, or construct:*

The owner(s) and/or responsible party(s) shall provide DCLU with a statement that the contract documents for their general excavation and other subcontractors will include reference to regulations regarding archaeological resources (Chapters 27.34, 26.53, 27.44, 79.01, and 79.90 RCE, and Chapter 25.48 WAC as applicable) and that construction crews will be required to comply with those regulations.

Signature: (signature on file) Date: April 28, 2003  
Bradley Wilburn, Land Use Planner,  
Department of Design, Construction and Land Use,  
Land Use Services